

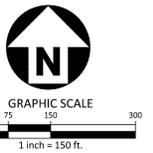
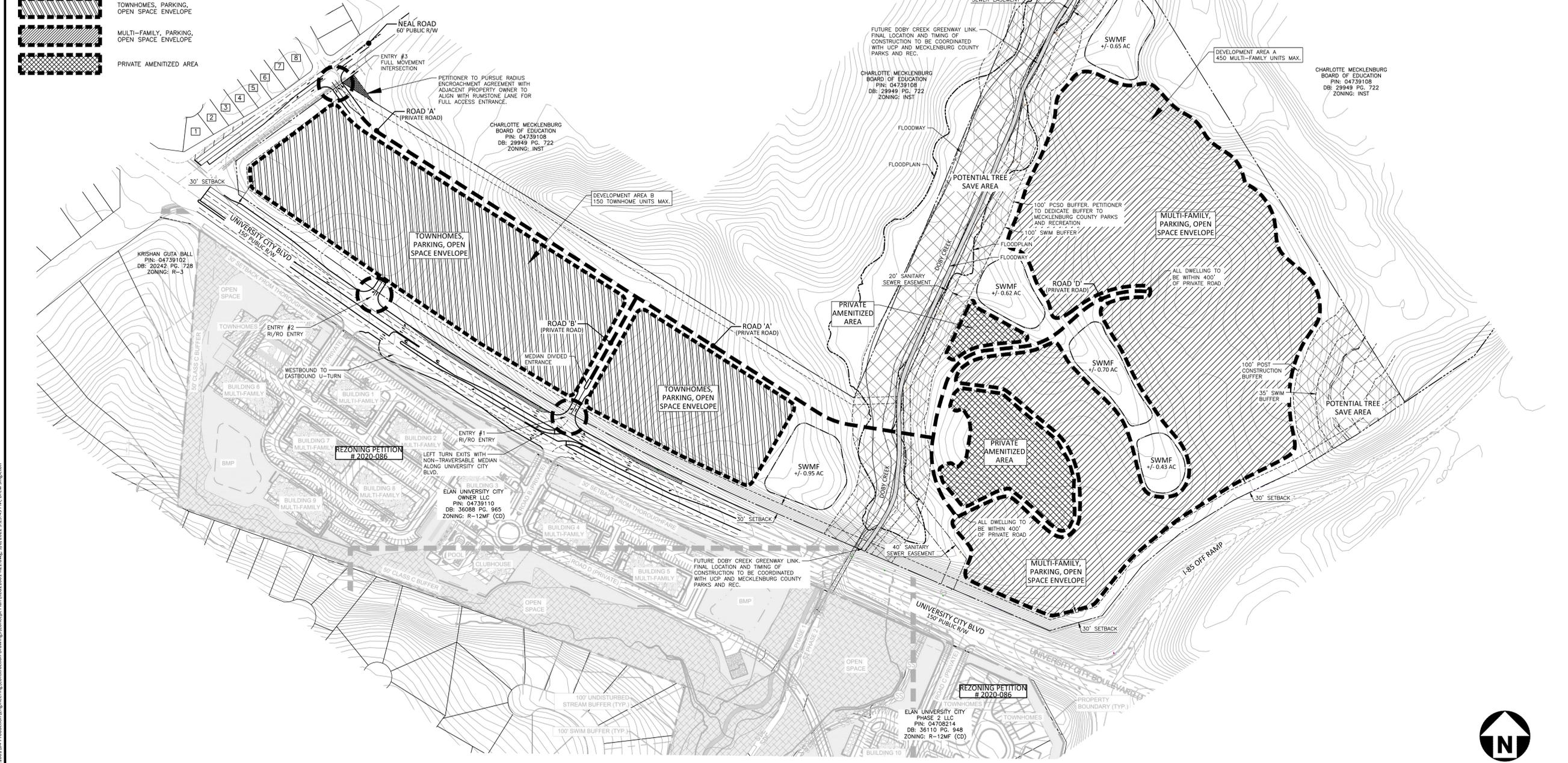
SITE DATA	
DEVELOPER/APPLICANT RD UNIVERSITY OAKS LLC 101 S. TRYON STREET, SUITE 2700 CHARLOTTE, NORTH CAROLINA 28280	
PID:	04739101
EXISTING ZONING:	RE-2
PROPOSED ZONING:	R-12MF (CD)
DEVELOPMENT AREA ± 64.083 AC	
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	
MULTI-FAMILY UNITS: (DEVELOPMENT AREA A)	450 UNITS MAX (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
TOWNHOMES: (DEVELOPMENT AREA B)	150 UNITS MAX (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
TOTAL UNITS:	600 UNITS MAX
PROPOSED DENSITY:	± 9.36 UNITS/AC
PARKING REQUIREMENTS	
PARKING:	1.5 SPACES PER UNIT AS SET FORTH IN THE ORDINANCE
TREE SAVE:	15% OF TOTAL SITE AREA, MINIMUM AS SET FORTH IN THE ORDINANCE
OPEN SPACE REQUIRED:	50% OF TOTAL SITE AREA PER THE ORDINANCE

ADJACENT PROPERTY OWNERS			
PARCEL	DEED	OWNER	ZONING
1	04707208	33833-578 SONIA ELIZABETH GARCIA DE RECINOS	R-6
2	04707207	21867-782 CAROLYN BULLOCK	R-6
3	04707206	20824-210 CASSANDRA CUNNINGHAM	R-6
4	04707205	33304-591 RON & KATHY NORRIS	R-6
5	04707204	19564-475 DWIGHT L TOLLIVER	R-6
6	04707203	29202-828 SPRING PARK REALTY LLC	R-6
7	04707202	34373-900 CRAIG BROWN & MARY H RIGGINS	R-6
8	04707201	17450-963 EYESHA LENNARD	R-6

NOTE: PROPERTY INFORMATION BASED ON MECKLENBURG COUNTY GIS

SITE LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	BUFFER LINE
	CENTERLINE
	FUTURE GREENWAY LINK
	POTENTIAL TREE SAVE
	TOWNHOMES, PARKING, OPEN SPACE ENVELOPE
	MULTI-FAMILY, PARKING, OPEN SPACE ENVELOPE
	PRIVATE AMENITIZED AREA

NOTE: ALL BUILDINGS WILL MEET THE REQUIRED SETBACK AND YARDS AS PRESCRIBED IN THE ORDINANCE FOR THE R-12MF DISTRICT FOR PLANNED MULTI-FAMILY.



McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
RD UNIVERSITY OAKS, LLC
101 S. TRYON ST, SUITE 2700
CHARLOTTE, NORTH CAROLINA 28280

**DOBY CREEK MULTI-FAMILY
REZONING SITE PLAN
CORNER OF UNIVERSITY CITY BLVD AND
NEAL RD**
CHARLOTTE, NORTH CAROLINA, 28262

REVISIONS	
NO.	DATE

PLAN INFORMATION	
PROJECT NO.	RLG-21001
FILENAME	RLG21001-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=150'
DATE	03.28.2022

REZONING SITE PLAN

RZ.01

M:\Projects\RLG21001\04-Production\Engineering\Construction Drawings\Concept Plan\RLG21001-R21.dwg, 3/8/2022 3:25:45 PM, Drew Singleton

DEVELOPMENT STANDARDS

March 28, 2022

A. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by RD University Oaks, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 64.048 acre site located on the northwest quadrant of the University City Boulevard - Interstate 85 interchange, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 047-391-01.
- 2. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-12 MF zoning district shall govern the development and use of the Site. Notwithstanding the foregoing, Petitioner reserves the right to pursue variances from the Board of Adjustment.
- 4. For entitlement purposes, the Site is divided into two development areas that are designated on the Rezoning Plan as Development Area A and Development Area B. Multi-family, parking and open space envelopes are located within Development Area A, and townhomes, parking and open space envelopes are located within Development Area B.

All principal buildings, accessory structures and parking areas located in Development Area A shall be located within a multi-family, parking and open space envelope and all principal buildings, accessory structures and parking areas located in Development Area B shall be located within a townhomes, parking and open space envelope. Notwithstanding anything contained herein to the contrary, open space areas and amenity areas may be located within or outside of the envelopes described above.

Subject to paragraphs B.1.(a) and B.2.(a) below, the number of principal buildings, accessory structures and parking areas that may be located on the Site shall be governed by the applicable provisions of the Ordinance

- 5. The schematic depictions of the uses, sidewalks, driveways, parking areas, streets, development area boundaries and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where modifications will be allowed without requiring the administrative amendment process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- (1) Minor and do not materially change the overall design intent depicted on the Rezoning Plan.
The Planning Director will determine if such minor modifications are allowed pursuant to this amendment process, and if it is determined that the alteration does not meet the criteria described above, Petitioner shall then follow the administrative amendment process pursuant to Section 6.207 of the Ordinance in each instance, however, subject to Petitioner's appeal rights set forth in the Ordinance.
- 6. Pursuant to Section 1.110 of the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- 7. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

1. Development Area A

- (a) That portion of the Site designated as Development Area A on the Rezoning Plan may only be devoted to a residential community containing a maximum of 450 multi-family dwelling units and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the R-12 MF zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center, clubhouse and swimming pool.

2. Development Area B

- (a) That portion of the Site designated as Development Area B on the Rezoning Plan may only be devoted to a residential community containing a maximum of 150 single family attached dwelling units and to any incidental or accessory uses associated therewith that are permitted under the Ordinance in the R-12 MF zoning district.
- 3. Accessory structures, such as freestanding garages associated with the multi-family dwelling units, may be developed on the Site.

C. Transportation

- 1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- 2. The Site will be served by internal private streets, drives and alleys. Minor adjustments to the locations of the internal private streets, drives and alleys shall be allowed during the construction permitting process.
- 3. Entry # 1 shall be a median divided entrance.

D. Architectural Standards

1. Multi-Family Buildings

- (a) The maximum height of the multi-family buildings constructed on the Site shall be governed by the Ordinance.
- (b) The architectural and design standards set out below shall apply to the multi-family buildings constructed on the Site.

(1) Prohibited Exterior Building Materials:

- (aa) Vinyl siding (but not vinyl hand rails, windows, doors, garage doors or door trim).
- (bb) Concrete Masonry Units not architecturally finished.

(2) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

- (aa) Driveways intended to serve single units shall be prohibited on all network required streets.

(3) Building Massing and Height shall be designed to break up long monolithic building forms as follows:

- (aa) Buildings exceeding 120 feet in length shall include one or more modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through the building.

(4) Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

- (aa) Building elevations shall be designed with vertical bays or articulated architectural facade features which may

include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

- (bb) Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through the use of masonry or stone veneer, changes in material or articulated architectural facade features and color changes.
- (cc) Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 35 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- (5) Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - (aa) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
 - (bb) For pitched roofs the minimum allowed is 3:12 excluding buildings with a flat roof and parapet walls.
 - (cc) Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
- (6) Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent masonry veneer or a Class B buffer not less than 10' in depth at all above grade perimeters not paved for access.

2. Single Family Attached Dwelling Units

- (a) The maximum height of the single family attached dwelling units constructed on the Site shall be governed by the Ordinance.
- (b) The architectural and design standards set out below shall apply to the single-family attached dwelling units constructed on the Site.

- (1) The single family attached dwelling units adjacent to University City Boulevard shall front University City Boulevard, and the single family attached dwelling units adjacent to Neal Road shall front Neal Road.

- (2) The primary exterior building materials will be some combination of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.

- (3) Vinyl may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

- (4) Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

- (5) All corner or end single family attached dwelling units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on all building levels.

- (6) Buildings containing single family attached dwelling units that are adjacent to University City Boulevard shall not contain more than 5 individual single family attached dwelling units, and buildings containing single family attached dwelling units that are adjacent to Neal Road shall not contain more than 5 individual single family attached dwelling units. This requirement shall not apply to buildings that are not adjacent to University City Boulevard or Neal Road.

- (7) Each single family attached dwelling unit shall have a garage.

- (8) Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

E. Streetscape

- 1. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on University City Boulevard.
- 2. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on Neal Road.

F. Environmental

- 1. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- 2. Development of the Site shall comply with the Tree Ordinance.

G. Binding Effect of the Rezoning Documents and Definitions

- 1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- 2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- 3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved



McADAMS
The John R. McAdams Company, Inc.
3430 Torington Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
RD INVESTMENTS, LLC
101 S. TRYON ST, SUITE 2700
CHARLOTTE, NORTH CAROLINA 28202

**DOBY CREEK MULTI-FAMILY
REZONING SITE PLAN
CORNER OF UNIVERSITY CITY BLVD AND
NEAL RD
CHARLOTTE, NORTH CAROLINA, 28262**

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	RLG-21001
FILENAME	RLG21001-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	03. 28. 2022

SHEET

REZONING NOTES

RZ.02

P:\Projects\RLG\RLG21001\04-Production\Engineering\Construction Drawings\Concept Plans\RLG21001-R21.dwg, 11/5/2021, 8:38:42 AM, Draw, singleton